



TOWN OF FISHKILL
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PLANNING BOARD MEETING AGENDA FOR JULY 28, 2005

The Planning Board Meeting will be held on Thursday, July 28, 2005 at 7:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York. Agenda items that are not reviewed by 11:00 p.m. will be placed on the next Planning Board Meeting Agenda.

DISCUSSION:

Local Historic District - In accordance with Town Code § 150-61.B, architectural and aesthetic alterations to residential structures with this zone require Planning Board review and approval. Applicant to discuss the replacement of the existing roof materials with architectural shingles.

PUBLIC HEARING:

1. At 7:30 p.m. or as soon thereafter as possible - **Waterfront @ Fishkill - Phase V - Townhouses** - Applicant seeks Preliminary Approval to subdivide a 52 ± acre parcel of land into fee simple lots for the construction of a 256 unit Townhouse Development. The parcel for this proposal is located on Brockway Road South, in the RMF-5 Zoning District.
2. At 7:30 p.m. or as thereafter as possible - **Waterfront @ Fishkill - Phase V - Townhouses** - Applicant also seeks Preliminary Site Development Plan approval to construct 256 townhouse, including on site recreation facilities and open space units, 18 of these townhouse units will be Affordable. The parcel for this proposal is located on Brockway Road South, in the RMF-5 Zoning District.
3. At 7:30 p.m. or as soon thereafter as possible - **Lands of Wick, Sovik & Hyatt - Subdivision & Resubdivision** - Applicant seeks Preliminary Approval to subdivide a parcel totaling 3.38 acres into three (3) lots. Lot 1 will consist of 1.73 acres, Lot 2 will consist of 0.69 acres and Lot 3 will consist of 0.64 acres. The Applicant also seeks Preliminary Resubdivision Approval to convey lands to two (2) adjoining parcels identified as Parcel B and Parcel C. Parcel B will consist of 0.53 acres and Parcel C will consist of 1.70 acres. The parcels for this proposal are located at 1573 Route 9D, 16 Magnolia Drive and 22 Magnolia Drive in the R-20 Zoning District.

REVIEWS:

1. **Westage Lot 5 Hotels - Site Development Plan** - continuation of project review.
2. **Van Wyck @ Merritt Park - 28 Unit Expansion - Amended Site Development Plan** - Board to review Resolution of Preliminary Approval.

REVIEWS: (continued)

3. **Van Wyck @ Merritt Park - Amended Site Development Plan** - Board to review proposed changes to the approved landscaping plan.
4. **Lead Agency Circulation from the City of Beacon Planning Board** - Board to review Lead Agency Circulation pertaining to the Long Dock Beacon project.
5. **ZBA Referral - 90 Old Castle Point Road** - Applicant seeks a 14' variance to construct a garage and breezeway attached to the main structure, creating an 11' side yard setback where 25' is the minimum in the R-40 Zoning District.
6. Board to approve July 14, 2005 Planning Board Meeting Minutes.